

DOWNEY BRAND LLP
 Jamie P. Dreher (Bar No. 209380)
 621 Capitol Mall, 18th Floor
 Sacramento, CA 95814
 Telephone: (916) 444-1000
 Facsimile: (916) 444-2100

Attorneys for
 Teichert Pipelines, Inc. and A. Teichert & Sons, Inc.
 d/b/a Teichert Aggregates

UNITED STATES BANKRUPTCY COURT
 NORTHERN DISTRICT OF CALIFORNIA
 SAN FRANCISCO DIVISION

In re:

PG&E CORPORATION

and

PACIFIC GAS AND ELECTRIC COMPANY,
 Debtors.

Case Nos.:

19-30088 (DM) – Lead Case
 19-30089 (DM)

Chapter 11 Case

**NOTICE OF CONTINUED
 PERFECTION OF MECHANICS
 LIEN PURSUANT TO 11 U.S.C. §
 546(b)(2)**

- ☐ Affects PG&E Corporation
☐ Affects Pacific Gas and Electric Company
☒ Affect both Debtors

TEICHERT PIPELINES, Inc. ("TEICHERT"), by and through its undersigned counsel, hereby gives notice of continued perfection of its mechanics lien under 11 U.S.C. § 546(b)(2), as follows:

1. TEICHERT is a corporation that has provided and delivered labor, services, equipment, and/or materials for a work of improvement located in the County of Sacramento, State of California (the "Property") and owned by PG&E Corporation and/or

1 Pacific Gas and Electric Company (collectively, the "Debtors").

2 2. Through August 2, 2019, the amount owing to TEICHERT is at least
3 \$1,308,568.78, exclusive of accruing interest and other charges, with additional amounts
4 owed and accrued after August 2, 2019.

5 3. Teichert properly perfected its mechanics lien under California Civil Code §§
6 8400, *et seq.* by timely recording its Mechanics Lien (Claim of Lien) in the Official Records
7 of Sacramento County, State of California, as more fully described in its Mechanics Lien, a
8 true copy of which is attached hereto as Exhibit A, on or about August 5, 2019.

9 4. Pursuant to California Civil Code § 8460, an action to enforce a lien must be
10 commenced within 90 days after recordation of the claim of lien. However, due to the
11 automatic stay set forth in 11 U.S.C. § 362, TEICHERT is precluded from filing a state court
12 action to enforce its mechanics lien. 11 U.S.C. § 546(b)(2) provides that when applicable law
13 requires seizure of property or commencement of an action to perfect, maintain, or continue
14 the perfection of an interest in property, and the property has not been seized or an action has
15 not been commenced before the bankruptcy petition date, then the claimant shall instead give
16 notice within the time fixed by law for seizing the property or commencing an action. (See
17 11 U.S.C. § 546(b)(2); see also In re Baldwin Builders (Village Nurseries v. Gould), 232 B.R.
18 406, 410-411 (9th Cir. 1999); Village Nurseries v. Greenbaum, 101 Cal.App.4th 26, 41 (Cal.
19 Ct. App. 2002).)

20 5. Accordingly, TEICHERT hereby provides notice of its rights as a perfected
21 lienholder in the Property pursuant to California's mechanics lien law. TEICHERT is filing
22 and serving this notice to preserve, perfect, maintain, and continue the perfection of its lien
23 and its rights in the Property to comply with the requirements of California state law, 11
24 U.S.C. §§ 362(a), 362(b)(3), and 546(b)(2), and any other applicable law. This notice
25 constitutes the legal equivalent of having commenced an action to foreclose the lien in the
26 proper court. By this notice, the Debtors and other parties in interest are estopped from
27 claiming that the lawsuit to enforce TEICHERT's mechanics lien was not timely commenced
28 pursuant to applicable state law. TEICHERT intends to enforce its lien rights to the fullest

1 extent permitted by applicable law. The interests perfected, maintained, or continued by
2 11 U.S.C. § 546(b)(2) extend in and to the proceeds, products, offspring, rents, or profits of
3 the Property.

4 6. The filing of this notice shall not be construed as an admission that such filing
5 is required under the Bankruptcy Code, the California mechanics lien law, or any other
6 applicable law. In addition, TEICHERT does not make any admission of fact or law, and
7 TEICHERT asserts that its lien is senior to and effective against entities that may have
8 acquired rights or interests in the Property previously.

9 7. The filing of this notice shall not be deemed to be a waiver of TEICHERT's
10 right to seek relief from the automatic stay to foreclose its mechanics lien and/or a waiver of
11 any other rights or defenses.

12 8. TEICHERT reserves all rights, including the right to amend or supplement
13 this notice.

14
15 DATED: August 7, 2019

DOWNEY BRAND LLP

16
17 By: /s/ Jamie P. Dreher
18 JAMIE P. DREHER
19 Attorney for
20 TEICHERT PIPELINES, INC. AND
21 A. TEICHERT & SONS, INC. D/B/A TEICHERT
22 AGGREGATES
23
24
25
26
27
28

EXHIBIT A

Copy

RECORDING REQUESTED BY
REQUESTED BY SCOTT MCELHERN
WHEN RECORDED MAIL TO

NAME DOWNEY BRAND LLP
MAILING Scott McElhern
ADDRESS 621 Capitol Mall, 18th Floor
Sacramento, CA 95814

PHONE (916) 444-1000
NUMBER

ORIGINAL
Accepted for Recording
COPY - NOT CERTIFIED

AUG 05 2019

Sacramento County
Clerk/Recorder

201908050565

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

CLAIM OF MECHANICS LIEN
(Cal. Civ. Code § 8416)

1. Teichert Pipelines, Inc. ("Claimant") claims a mechanics lien for the labor, services, equipment and/or materials described in paragraph 2, furnished for a Pacific Gas & Electric Company work of improvement located in the City of Sacramento, County of Sacramento, State of California, and more particularly described as follows:

Gas main lines and gas service lines for the locations listed on the attached Exhibit A.

2. After deducting all just credits and offsets, the sum of \$1,308,568.78, plus interest accrued and accruing thereon at the maximum legal rate, is due Claimant for the following generally described labor, materials, services, and/or equipment: construction and installation of 2-inch high pressure plastic gas main; construction and installation of 4-inch high pressure plastic gas main; construction and installation of 4-inch low pressure plastic gas main; gas service replacements; gas transfer services; and deactivation of low pressure steel gas main.

3. Claimant furnished the work and materials at the request of and under contract with Pacific Gas & Electric Company, 77 Beale Street, 32nd Floor, San Francisco, CA 94105.

4. The name and address of the owner or reputed owner of the improvements is Pacific Gas & Electric Company, 77 Beale Street, 32nd Floor, San Francisco, CA 94105. Claimant asserts this lien on the distinct and vested property rights of Pacific Gas & Electric Company in the improvements, and not on the interest of any private or public fee owners.

5. Claimant's address is: 3500 American River Drive, Sacramento, CA 95864.

DATED: August 2, 2019

TEICHERT PIPELINES, INC.

By: Sean Collins

Sean Collins, Credit Manager

VERIFICATION

I, Sean Collins, am the Credit Manager of Teichert Pipelines, Inc., and am authorized to make this verification for and on its behalf. I have read the foregoing claim of mechanics lien and know the contents of the claim of mechanics lien to be true of my own knowledge.

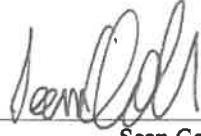
I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

DATED: _____

August 2, 2019

TEICHERT PIPELINES, INC.

By: _____



Sean Collins, Credit Manager

EXHIBIT A

1119 Fremont Way, Sacramento, CA 95818	2775 14th Street, Sacramento, CA 95818
1133 Fremont Way, Sacramento, CA 95818	2777 14th Street, Sacramento, CA 95818
1141 Fremont Way, Sacramento, CA 95818	2779 14th Street, Sacramento, CA 95818
1149 Fremont Way, Sacramento, CA 95818	2781 14th Street, Sacramento, CA 95818
1153 Fremont Way, Sacramento, CA 95818	2783 14th Street, Sacramento, CA 95818
2756 12th Street, Sacramento, CA 95818	2785 14th Street, Sacramento, CA 95818
2749 12th Street, Sacramento, CA 95818	2787 14th Street, Sacramento, CA 95818
2751 12th Street, Sacramento, CA 95818	2759 Riverside Boulevard, Sacramento, CA 95818
2753 12th Street, Sacramento, CA 95818	2761 Riverside Boulevard, Sacramento, CA 95818
2755 12th Street, Sacramento, CA 95818	2763 Riverside Boulevard, Sacramento, CA 95818
2757 12th Street, Sacramento, CA 95818	1108 Fremont Way, Sacramento, CA 95818
2759 12th Street, Sacramento, CA 95818	1116 Fremont Way, Sacramento, CA 95818
2761 12th Street, Sacramento, CA 95818	1124 Fremont Way, Sacramento, CA 95818
2758 13th Street, Sacramento, CA 95818	1132 Fremont Way, Sacramento, CA 95818
2760 13th Street, Sacramento, CA 95818	1140 Fremont Way, Sacramento, CA 95818
2762 13th Street, Sacramento, CA 95818	1148 Fremont Way, Sacramento, CA 95818
2764 13th Street, Sacramento, CA 95818	1166 Fremont Way, Sacramento, CA 95818
2766 13th Street, Sacramento, CA 95818	1101 Fremont Way, Sacramento, CA 95818
2768 13th Street, Sacramento, CA 95818	1115 Fremont Way, Sacramento, CA 95818
2770 13th Street, Sacramento, CA 95818	1117 Fremont Way, Sacramento, CA 95818
1300 Markham Way, Sacramento, CA 95818	1125 Fremont Way, Sacramento, CA 95818
2761 13th Street, Sacramento, CA 95818	1133 Fremont Way, Sacramento, CA 95818
2763 13th Street, Sacramento, CA 95818	1141 Fremont Way, Sacramento, CA 95818
2765 13th Street, Sacramento, CA 95818	1149 Fremont Way, Sacramento, CA 95818
2767 13th Street, Sacramento, CA 95818	2789 Riverside Boulevard, Sacramento, CA 95818
2771 13th Street, Sacramento, CA 95818	1108 Vallejo Way, Sacramento, CA 95818
1348 Markham Way, Sacramento, CA 95818	1118 Vallejo Way, Sacramento, CA 95818
2768 14th Street, Sacramento, CA 95818	1165 3rd Avenue, Sacramento, CA 95818
2770 14th Street, Sacramento, CA 95818	1121 3rd Avenue, Sacramento, CA 95818
2772 14th Street, Sacramento, CA 95818	1109 3rd Avenue, Sacramento, CA 95818
2774 14th Street, Sacramento, CA 95818	1101 3rd Avenue, Sacramento, CA 95818
2776 14th Street, Sacramento, CA 95818	2763 12th Street, Sacramento, CA 95818
2783 Regina Way, Sacramento, CA 95818	2765 12th Street, Sacramento, CA 95818
2785 Regina Way, Sacramento, CA 95818	2767 12th Street, Sacramento, CA 95818
2777 Regina Way, Sacramento, CA 95818	2769 12th Street, Sacramento, CA 95818
2769 Regina Way, Sacramento, CA 95818	2771 12th Street, Sacramento, CA 95818
2774 14th Street, Sacramento, CA 95818	2773 12th Street, Sacramento, CA 95818
1329 3rd Avenue, Sacramento, CA 95818	2775 12th Street, Sacramento, CA 95818
1343 3rd Avenue, Sacramento, CA 95818	2777 12th Street, Sacramento, CA 95818
1345 3rd Avenue, Sacramento, CA 95818	2772 13th Street, Sacramento, CA 95818
1385 3rd Avenue, Sacramento, CA 95818	2774 13th Street, Sacramento, CA 95818
1400 Markham Way, Sacramento, CA 95818	2776 13th Street, Sacramento, CA 95818
2771 14th Street, Sacramento, CA 95818	2778 13th Street, Sacramento, CA 95818
2773 14th Street, Sacramento, CA 95818	2780 13th Street, Sacramento, CA 95818

2784 13th Street, Sacramento, CA 95818	2782 13th Street, Sacramento, CA 95818
2786 13th Street, Sacramento, CA 95818	1156 3rd Avenue, Sacramento, CA 95818
2788 13th Street, Sacramento, CA 95818	1101 4th Avenue, Sacramento, CA 95818
2773 13th Street, Sacramento, CA 95818	1107 4th Avenue, Sacramento, CA 95818
2775 13th Street, Sacramento, CA 95818	1115 4th Avenue, Sacramento, CA 95818
2777 13th Street, Sacramento, CA 95818	1121 4th Avenue, Sacramento, CA 95818
2779 13th Street, Sacramento, CA 95818	1129 4th Avenue, Sacramento, CA 95818
2781 13th Street, Sacramento, CA 95818	1137 4th Avenue, Sacramento, CA 95818
2783 13th Street, Sacramento, CA 95818	1143 4th Avenue, Sacramento, CA 95818
2785 13th Street, Sacramento, CA 95818	1149 4th Avenue, Sacramento, CA 95818
2787 13th Street, Sacramento, CA 95818	1155 4th Avenue, Sacramento, CA 95818
2789 13th Street, Sacramento, CA 95818	1161 4th Avenue, Sacramento, CA 95818
2778 Regina Way, Sacramento, CA 95818	1167 4th Avenue, Sacramento, CA 95818
2780 Regina Way, Sacramento, CA 95818	1250 Vallejo Way, Sacramento, CA 95818
2782 Regina Way, Sacramento, CA 95818	1154 4th Avenue, Sacramento, CA 95818
2784 Regina Way, Sacramento, CA 95818	1160 4th Avenue, Sacramento, CA 95818
2800 Regina Way, Sacramento, CA 95818	1166 4th Avenue, Sacramento, CA 95818
2804 Regina Way, Sacramento, CA 95818	1172 4th Avenue, Sacramento, CA 95818
2808 Regina Way, Sacramento, CA 95818	1178 4th Avenue, Sacramento, CA 95818
2812 Regina Way, Sacramento, CA 95818	2900 Regina Way, Sacramento, CA 95818
2816 Regina Way, Sacramento, CA 95818	2904 Regina Way, Sacramento, CA 95818
1315 Vallejo Way, Sacramento, CA 95818	2908 Regina Way, Sacramento, CA 95818
1320 3rd Avenue, Sacramento, CA 95818	2914 Regina Way, Sacramento, CA 95818
1328 3rd Avenue, Sacramento, CA 95818	2916 Regina Way, Sacramento, CA 95818
1342 3rd Avenue, Sacramento, CA 95818	1157 Swanston Drive, Sacramento, CA 95818
1344 3rd Avenue, Sacramento, CA 95818	1153 Swanston Drive, Sacramento, CA 95818
1352 3rd Avenue, Sacramento, CA 95818	1149 Swanston Drive, Sacramento, CA 95818
1360 3rd Avenue, Sacramento, CA 95818	1150 Swanston Drive, Sacramento, CA 95818
1368 3rd Avenue, Sacramento, CA 95818	1154 Swanston Drive, Sacramento, CA 95818
2800 14th Street, Sacramento, CA 95818	1158 Swanston Drive, Sacramento, CA 95818
2789 14th Street, Sacramento, CA 95818	1162 Swanston Drive, Sacramento, CA 95818
2801 14th Street, Sacramento, CA 95818	2901 Riverside Boulevard, Sacramento, CA 95818
2809 14th Street, Sacramento, CA 95818	2907 Riverside Boulevard, Sacramento, CA 95818
2821 14th Street, Sacramento, CA 95818	2911 Riverside Boulevard, Sacramento, CA 95818
2825 14th Street, Sacramento, CA 95818	1106 4th Avenue, Sacramento, CA 95818
2901 14th Street, Sacramento, CA 95818	1112 4th Avenue, Sacramento, CA 95818
2909 14th Street, Sacramento, CA 95818	1118 4th Avenue, Sacramento, CA 95818
2917 14th Street, Sacramento, CA 95818	1124 4th Avenue, Sacramento, CA 95818
1401 Vallejo Way, Sacramento, CA 95818	1130 4th Avenue, Sacramento, CA 95818
1100 3rd Avenue, Sacramento, CA 95818	1136 4th Avenue, Sacramento, CA 95818
1108 3rd Avenue, Sacramento, CA 95818	1142 4th Avenue, Sacramento, CA 95818
1116 3rd Avenue, Sacramento, CA 95818	1148 4th Avenue, Sacramento, CA 95818
1124 3rd Avenue, Sacramento, CA 95818	1109 Swanston Drive, Sacramento, CA 95818
1132 3rd Avenue, Sacramento, CA 95818	1111 Swanston Drive, Sacramento, CA 95818
1140 3rd Avenue, Sacramento, CA 95818	1117 Swanston Drive, Sacramento, CA 95818
1148 3rd Avenue, Sacramento, CA 95818	1121 Swanston Drive, Sacramento, CA 95818

1129 Swanston Drive, Sacramento, CA 95818	1125 Swanston Drive, Sacramento, CA 95818
1133 Swanston Drive, Sacramento, CA 95818	
1137 Swanston Drive, Sacramento, CA 95818	
1141 Swanston Drive, Sacramento, CA 95818	
1145 Swanston Drive, Sacramento, CA 95818	
1100 Swanston Drive, Sacramento, CA 95818	
1108 Swanston Drive, Sacramento, CA 95818	
1112 Swanston Drive, Sacramento, CA 95818	
1116 Swanston Drive, Sacramento, CA 95818	
1120 Swanston Drive, Sacramento, CA 95818	
1124 Swanston Drive, Sacramento, CA 95818	
2957 Govan Way, Sacramento, CA 95818	
1138 Swanston Drive, Sacramento, CA 95818	
1142 Swanston Drive, Sacramento, CA 95818	
1146 Swanston Drive, Sacramento, CA 95818	

NOTICE OF MECHANICS LIEN CLAIM

ATTENTION!

Upon the recording of the enclosed MECHANICS LIEN with the county recorder's office of the county where the property is located, your property is subject to the filing of a legal action seeking a court-ordered foreclosure sale of the real property on which the lien has been recorded. That legal action must be filed with the court no later than 90 days after the date the mechanics lien is recorded.

The party identified in the enclosed mechanics lien may have provided labor or materials for improvements to your property and may not have been paid for these items. You are receiving this notice because it is a required step in filing a mechanics lien foreclosure action against your property. The foreclosure action will seek to pay for unpaid labor, materials, or improvements provided to your property. This may affect your ability to borrow against, refinance, or sell the property until the mechanics lien is released.

BECAUSE THE LIEN AFFECTS YOUR PROPERTY, YOU MAY WISH TO SPEAK WITH YOUR CONTRACTOR IMMEDIATELY, OR CONTACT AN ATTORNEY, OR FOR MORE INFORMATION ON MECHANICS LIENS GO TO THE CONTRACTORS' STATE LICENSE BOARD WEB SITE AT www.clb.ca.gov.

PROOF OF SERVICE AFFIDAVIT

I, Mary Dowd declare:

On August 5, 2019, at Sacramento, California, I served the enclosed:

CLAIM OF MECHANIC'S LIEN

by enclosing true and correct copies thereof in sealed envelopes, with postage thereon fully prepaid, using one of the following described mailing methods:


- ☐ Registered Mail, Return Receipt Requested;
- ☒ Certified Mail, Return Receipt Requested;
- ☐ Express Mail; or
- ☐ Overnight delivery by an express service carrier.

The envelope was addressed as follows:

Pacific Gas & Electric Company
77 Beale Street, 32nd Floor
San Francisco, CA 94105

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Signed on August 5, 2019, at Sacramento, California.



Mary Dowd